

MITIGATION MONITORING PROGRAM
PROJECT NO. R2009-01295

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
Noise				
<p>1. Noise impacts during construction shall be mitigated to protect the nearby residences. In order to minimize construction noise impacts, the applicant shall implement the following mitigation measures:</p> <p>A. The applicant shall comply with all applicable sections of the County of Los Angeles noise control ordinance Title 12 Environmental Protection Noise Control (i.e. construction noise). In addition, standard construction noise attenuation measures should be included but not limited to the following: 1) maintain equipment and follow the manufacturer's recommended noise muffling devices; 2) minimize equipment idling; 3) staging and delivery areas should be located as far as feasible from nearby residences and schedule deliveries during mid-day or mid morning; and 4) to the extent feasible, utilize electrical powered tools or equipment instead of diesel powered equipment for exterior work.</p> <p>B. During grading and earth material hauling activities, it is suggested that such work be prohibited on any Sunday or legal holidays, or at any other time between weekday hours of 6:00 p.m. and 8:00 a.m. (ordinance indicates construction work prohibited between 7:00 p.m. and 7:00 a.m.). "Grading" means any excavating or filling of earth material or any combination thereof conducted at a site for construction or other improvements thereon.</p>	Deposit fees for implementation of MMP to the County for review and initiation of Noise measure to be paid within 60 days of approval of Project.	Monitoring to occur prior to and during construction.	Applicant responsible for contacting monitoring agencies, for payment and deposit of all fees, and for implementing required measures as directed.	Los Angeles County Departments of Regional Planning and Public Works.
Air Quality				
2. All off-road diesel powered engines used during construction and any excavation/grading phases must utilize aqueous diesel fuels.	Deposit fees for implementation of MMP to the County for review and	Monitoring to occur prior to and during construction.	Applicant responsible for contacting monitoring agencies, for payment and	Los Angeles County Departments of Regional Planning, Public Works, and SCAQMD

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<p>3. The Project Developer shall implement measures to reduce the emissions of pollutants generated by heavy-duty diesel-powered equipment operating at the Project Site throughout the project construction phases. The Project Developer shall include in construction contracts the control measures required and recommended by the SCAQMD at the time of development. Examples of the types of measures currently required and recommended include the following:</p> <p>A. Keep all construction equipment in proper tune in accordance with manufacturer's specifications.</p> <p>B. Require all on-site construction equipment to meet EPA Tier 2 or higher emissions standards according to the following schedule adopted by other lead agencies in the South Coast Air Basin:</p> <p>1. April 1, 2010, to December 31, 2011: All off-road diesel-powered construction equipment greater than 50 hp shall meet Tier 2 off-road emissions standards. In addition, all construction equipment shall be outfitted with the BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 2 or Level 3 diesel emissions control</p>	<p>initiation of Air Quality measure to be paid within 60 days of approval of Project.</p>		<p>deposit of all fees, and for implementing required measures as directed.</p>	

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<p>strategy for a similarly sized engine as defined by CARB regulations.</p> <p>2. January 1, 2012, to December 31, 2014: All off-road diesel-powered construction equipment greater than 50 hp shall meet Tier 3 off-road emissions standards. In addition, all construction equipment shall be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.</p> <p>3. Post-January 1, 2015: All off-road diesel-powered construction equipment greater than 50 hp shall meet the Tier 4 emission standards, where available. In addition, all construction equipment shall be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.</p>				

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<p>4. A copy of each unit's certified tier specification, BACT documentation, and CARB or AQMD operating permit shall be provided at the time of mobilization of each applicable unit of equipment.</p> <p>C. Limit truck and equipment idling time to five minutes or less.</p> <p>D. Rely on the electricity infrastructure surrounding the construction sites rather than electrical generators powered by internal combustion engines to the extent feasible.</p> <p>4. The Project Developer shall implement fugitive dust control measures in accordance with SCAQMD Rule 403. The Project Developer shall include in construction contracts the control measures required and recommended by the SCAQMD at the time of development. Examples of the types of measures currently required and recommended include the following:</p> <ul style="list-style-type: none"> • Use watering to control dust generation during demolition of structures or break-up of pavement. • Water active grading/excavation sites and unpaved surfaces at least three times daily. • Cover stockpiles with tarps or apply non-toxic chemical soil binders. • All trucks hauling dirt, sand, soil, or other loose materials are to be covered. • Traffic speeds on all unpaved roads to be reduced to 15 mph or less • Sweep streets at the end of the day if 				

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<p>visible soil is carried onto adjacent public paved roads, and all paved parking and staging areas (recommend water sweepers with reclaimed water).</p> <ul style="list-style-type: none"> • Install wheel washers for all exiting trucks, or wash off the tires or tracks of all trucks and equipment leaving the site. • Install wind breaks at the windward sides of construction areas. • Suspend excavation and grading activity when winds (instantaneous gusts) exceed 15 miles per hour over a 30-minute period or more. • An information sign shall be posted at each entrance to the construction site that identifies the permitted construction hours and provides a telephone number to call the foreman and receive information about the construction project or to report complaints regarding excessive fugitive dust generation. Any reasonable complaints shall be rectified within 24 hours of their receipt by the construction site foreman. The sign shall also list the number to Regional Planning's Zoning Enforcement Division (213) 974-6483, and SCAQMD's Dust Control Division at 1(800) 288-7644, to report any complaints not rectified by the project foreman. 				

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Biota				
<p>5. The following mitigation measures shall be applied:</p> <p>A. To reduce further impacts and the long term loss of native habitat and any special status plant species, and to reduce the potential for invasive species establishment, a Landscape/Fuel Modification plan shall be submitted for review and approval by the County of Los Angeles Department of Regional Planning's Senior Biologist prior to the issuance of any grading and building permits. Review of the Landscape/Fuel Modification plan must be coordinated with the Fire Department's Fuel Modification Unit.</p> <p>1. Landscape planting/restoration of areas disturbed through previous development, and establishment of the fuel modification plan for the new residence, guest house and related accessory structures shall be in accordance with new Landscape/Fuel Modification plan to be approved. The Senior Biologist or Staff Biologist of the Department of Regional Planning shall require botanical surveys of the fuel modification areas for sensitive and rare plant species for the Landscape/Fuel Modification plan to be approved, in accordance with recommendations set forth by State Fish and Game. Timely botanical surveys are to be conducted by the applicant's biologist to determine the presence of, impacts to, avoidance of and mitigation measures for special status plant species. Botanical surveys should adhere to State Fish and Game's Guidelines for Assessing</p>	<p>Deposit fees for implementation of MMP to the County for review and initiation of Biota measure to be paid within 60 days of approval of Project.</p>	<p>Monitoring to occur prior to and during construction, for Oak Trees up to seven years after planting.</p>	<p>Applicant responsible for contacting monitoring agencies, for payment and deposit of all fees, and for implementing required measures as directed.</p>	<p>Los Angeles County Departments of Regional Planning, Public Works, State Department of Fish and Game, State Parks, U.S. Army Corp of Engineers, and County Forester.</p>

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<p>Impacts to Rare Plants and Rare Natural Communities.</p> <p>2. Copies of all biological assessment reports for sensitive species surveys conducted, along with the Landscape/Fuel Modification plan, shall be forwarded to Mr. Daniel Blankenship, Staff Environmental Scientist at California Department of Fish and Game (P.O. Box 221480, Newhall, CA 91322-1480) 661-259-3750.</p> <p>3. The Landscape/Fuel Modification Plan shall list all plants to be used, are to be non-invasive plants, shall include local indigenous plants native to the Santa Monica Mountains, including Coastal Sage Scrub where feasible to benefit wildlife on the property and adjacent areas, and should identify areas of coastal sage scrub suitable for the coastal California gnatcatcher either to nest, forage and/or utilize as a dispersal habitat.</p> <p>4. County regulations apply relating to brush clearance for fire safety or as otherwise required by the County Fire Department; or on a publicly owned right-of-way; or by a public utility on its own property or right-of-way or on land providing access to such property or right-of-way; or for work performed under a permit issued to control erosion or flood hazards; or that poses a hazard to persons or property, as determined by the County Fire Department.</p> <p>5. Vegetation within the Fuel Modification Plan area outside of irrigated areas shall be thinned selectively (i.e. no wholesale clearing) so that elements of native vegetation remain. The trimming</p>				

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<p>of native shrubs shall be rotated from year to year so that individual plants are able to recover from pruning and 'rest' before being pruned again. Fuel modification activities shall be accomplished by manual means (including hand-held powered equipment such as weed whackers); mowers, disking, other large machinery, or herbicides shall not be used.</p> <p>6. In order to reduce the potential for invasive species of plants to grow on the site, all heavy trucks and equipment with mud shall be hosed off prior to entering the site.</p> <p>B. Project related activities likely to have the potential of disturbing suitable bird nesting habitat shall be prohibited from February 1 through August 31, unless a biological monitor acceptable to the Director of Planning surveys the project area prior to disturbance to confirm that disturbance to habitat will not result in the failure of nests on-site or immediately adjacent to the area of disturbance. Disturbance shall be defined as any activity that physically removes and/or damages vegetation or habitat, any action that may cause disruption of nesting behavior such as noise exceeding 90dB from equipment, or direct artificial night lighting. Surveys shall be conducted on the subject property within 300 feet of disturbance areas (500 feet for raptors) no earlier than seven (7) days prior to the commencement of disturbance. If an active nest is discovered on-site or can be reasonably deduced to exist immediately adjacent off-site (in cases where access to adjacent properties is prevented), the project biologist shall demarcate an area to be avoided by construction activity until the active</p>				

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<p>nest(s) is vacated for the season and there is no evidence of further nesting attempts. This demarcated area will incorporate a buffer area surrounding the active nest that is suitable in size and habitat type to provide a reasonable expectation of breeding success for nesting birds. Limits of avoidance shall be demarcated with flagging or fencing. The project proponent shall record the results of the surveys and recommended protective measures described above and submit the records to the Department of Regional Planning to document compliance with applicable State and Federal laws pertaining to the protection of native birds.</p> <p>C. Should grading be planned within the time frame as outlined in measure 5.(B) above then prior to grading the qualified biologist shall be retained by the applicant as the biological monitor, all subject to the approval of the County of Los Angeles. The biological monitor shall ensure that impacts to adjacent biological resources (inclusive of special-status plants) are avoided or minimized, and shall conduct pre-grading field surveys, in accordance with measure 5.(B), for special-status plant and animal species that may be affected and/or eliminated as a result of grading and/or site preparation activities. Prior to earthmoving or other potentially disturbing activities, the Department's Senior or Staff Biologist shall coordinate the assignment of specific dates and times for the biological monitor to be present to relocate any vertebrate species that may be impacted to an appropriate offsite location of similar habitat. The biological monitor shall be authorized to stop such activities if violations of mitigation measures or any local, state, or federal laws are suspected.</p>				

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<p>D. Any temporary or permanent fencing or sign posts shall be of a type that does not inadvertently snare perching birds, especially raptors. In an effort to eliminate the potential of snaring, fence and sign posts shall be of a type either lacking bolt holes near the top of the post or shall have the holes filled with a nut and bolt.</p> <p>E. In order to avoid impacts to nighttime wildlife activities, exterior night lighting shall be directed downward onto the property, of low intensity, at low height and shielded to prevent illumination of surrounding properties and undeveloped areas; security lighting, if any is used, shall be on a motion detector.</p> <p>F. All conditions for Oak Tree Permit No. 201000012 from the County Forestry Division shall be applicable and must be satisfied. In addition to the basic conditions of approval by the County Forestry Division, and in compliance with the State of California's Oak Woodland Conservation Act {Public Resources Code (PRC) 21083.4(b)(1) & (2) of CEQA} the applicant shall plant replacement oaks within designated oak planting locations as part of the Oak Mitigation Plan to be approved for the project by County Regional Planning, the County Forester and State Parks to ensure that replacement oak tree planting areas are suitable for successful growth and survivability. In addition to the fees required by the County Forester for inspections during the two year maintenance period, the applicant shall provide maintenance fees to cover inspection and maintenance of the replacement oak trees for up to a total of seven years. Maintenance of the replacement oak trees beyond the two year period will be funded by the applicant. The exact sum of the fees to continue maintenance</p>				

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<p>beyond the two year period, for up to seven years, shall be determined through negotiation between the applicant, County Forestry, County Regional Planning and State Parks. The fee must be agreed upon prior to final approval of the Oak Tree Mitigation Plan by County Regional Planning, County Forestry and State Parks. Because all replacement oak trees shall be planted on State Parks land, no conservation easements shall be necessary. State Parks will assume long term maintenance of the replacement oak mitigation areas upon termination of the seven year maintenance period.</p> <ol style="list-style-type: none"> 1. The replacement ratio for oaks removed, other than the 10:1 ratio established for the Heritage Oak Removal, shall be at a ratio of 5:1 for the Oak Tree Mitigation Plan. 2. The seven (7) year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Senior Biologist of Regional Planning and the County Forester indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive seven (7) years will start anew with the new replacement trees to be planted. Additional monitoring fees will be applied in any such event. <p>G. To avoid direct loss of bats, if present on the project site, that could result from the removal of the trees that may provide maternity roost habitat (e.g., in cavities of under loose bark), grading and construction will take place, to the extent feasible, outside of maternity roosting season (March 1 to September 30). Where this is not feasible, a qualified bat specialist (i.e., a</p>				

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<p>person holding a state collection permit and memorandum of understanding with the CDFG allowing handling and collection of bats) will conduct a pre-construction survey to identify those trees proposed for disturbance that could provide hibernacula or nursery colony roosting habitat for bats. Each tree identified as potentially supporting an active maternity roost will be closely inspected by the bat specialist a maximum of 7 days prior to tree disturbance to more precisely determine the presence or absence of roosting bats. Trees determined to be maternity roosts will be mapped and 250-foot avoidance perimeter will be marked around any roosts located. These trees will be left in place until the end of the maternity season (September 30).</p> <ul style="list-style-type: none"> • The bat specialist will document all monitoring activities and will prepare a summary report upon completion of tree disturbance activities • Reports will cover the number and type of affected trees determined to support roosting bats prior to disturbance • If bats are not detected, but the bat specialist determines that roosting bats may be present, it is preferable to push any tree down using heavy machinery rather than felling it with a chainsaw. • Report shall document any actions undertaken to safely exclude roosting bats prior to disturbance and the results of those actions; trees and or 				

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<p>structures to avoid roosting bats; and roosting bats found (alive or dead) after trees and/or building structures were removed or relocated.</p> <ul style="list-style-type: none"> This report will be provided to the County Regional Planning within 30 days following completion of tree removals. <p>H. Anticoagulants are not to be used as a method of rodent control on the site at any time.</p>				
Cultural Resources				
6. All work will stop immediately should any cultural resources (i.e. artifacts, burial grounds) be uncovered/discovered at any time prior to and during grading/construction. With approval from County Regional Planning, the applicant shall then select and retain a qualified archaeologist to assess the find, make recommendations, and to monitor until all grading is completed.	Deposit fees for implementation of MMP to the County for review and initiation of Cultural Resources measure to be paid within 60 days of approval of Project.	Monitoring to occur should any artifacts or remains be discovered.	Applicant responsible for contacting monitoring agencies, for payment and deposit of all fees, and for implementing required measures as directed.	Los Angeles County Departments of Regional Planning, Public Works
Drainage and Grading				
<p>7. The project shall comply with a drainage concept plan, along with any related Hydrology Study and Standard Urban Stormwater Mitigation Plan (SUSMP) to be reviewed and approved by County Public Works.</p> <p>8. The concrete collector swales or troughs that are proposed to serve the project site shall be constructed utilizing materials that are of earth tone colors.</p> <p>9. A grading plan is required to be reviewed and approved by County Public Works prior to issuance of any grading and building permits for the development proposed. Any potential landslide area affecting the project shall be</p>	Deposit fees for implementation of MMP to the County for review and initiation of Drainage and Grading measure to be paid within 60 days of approval of Project.	Monitoring to occur prior to issuance of grading permits and during construction.	Applicant responsible for contacting monitoring agencies, for payment and deposit of all fees, and for implementing required measures as directed.	Los Angeles County Departments of Regional Planning, Public Works, Las Virgenes Municipal Water District

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<p>addressed.</p> <p>10. The project shall comply with Low Impact Development (LID) standards per Title 12, Chapter 12.84 of the Los Angeles County Code.</p> <p>11. An encroachment permit must be secured from County Public Works, prior to commencement of any grading and construction, while the County is in the process of vacating the entrance section of April Road.</p> <p>12. The applicant shall contact the State of California Department of Fish and Game for instructions on their review of the drainage concept and grading plan, and obtainment of a Streambed Alteration Agreement (1602 Permit) for drainage culvert installation and footbridge construction over onsite stream. Contact person at State Fish and Game will be Mr. Rick Mayfield, RMayfield@dfg.ca.gov 805-985-5686. Review and approval of the plan by State Fish and Game is required prior to any issuance of grading permits by Public Works.</p> <p>13. The applicant shall contact the U.S. Army Corps of Engineers for instructions on their review of the drainage concept and grading plan, and obtainment of a 404 Permit for installation of a drainage culvert connecting to the onsite stream. Contact person at the Army Corp is Mr. Daniel Swenson, Daniel.P.Swenson@usace.army.mil 213-452-3414. Review and approval of the plan by the Army Corp is required prior to any issuance of grading permits by Public Works.</p> <p>14. Grading plan depicting road construction activities, including cuts/fills, appurtenance relocation(s), and underground Edison conduit</p>				

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installation shall be submitted to the Las Virgenes Municipal Water District, and must be conditional with the District due to the ownership and operation of an existing potable main at the project site by the District. Contact person at the District is Lindsay Cao at 818-251-2100. Review and approval of the plan is required by the District prior to any issuance of grading permits by Public Works.				
Residence Design				
15. The residence and guest house shall be designed in accordance with contemporary green building standard, and per County Code Section 22.52.2100 for Green Building. 16. Earth tone colors shall be used for the residence, guest house and all other related structures.	Deposit fees for implementation of MMP to the County for review and initiation of Residence Design measure to be paid within 60 days of approval of Project.	Monitoring to occur prior to and during construction.	Applicant responsible for contacting monitoring agencies, for payment and deposit of all fees, and for implementing required measures as directed.	Los Angeles County Departments of Regional Planning and Public Works
Recycling				
17. Construction, demolition, and grading projects in the Los Angeles County's unincorporated areas are required to recycle or reuse a minimum of 50 percent of the construction and demolition debris generated by weight per the Los Angeles County's Construction and Demolition Debris Recycling and Reuse Ordinance. A Recycling and Reuse Plan must be submitted to and approved by Public Works' Environmental Programs Division before a construction, demolition, or grading permit may be issued. Contact Public Works at (626) 458-3524.	Deposit fees for implementation of MMP to the County for review and initiation of Recycling measure to be paid within 60 days of approval of Project.	Monitoring to occur prior to issuance of demo and building permits and during construction.	Applicant responsible for contacting monitoring agencies, for payment and deposit of all fees, and for implementing required measures as directed.	Los Angeles County Departments of Regional Planning, Public Works (Environmental Programs Division), Fire Department (Fire Prevention Division)
Hazardous Materials Storage				
18. The applicant shall contact the Fire Department's Health Hazardous Materials Division, Site Mitigation Unit at (323) 890-4107,	Deposit fees for implementation of MMP to the County	Monitoring to occur prior to issuance of building permits and during construction	Applicant responsible for contacting monitoring agencies,	Los Angeles County Departments of Regional Planning, Fire Department

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to comply with their requirements for storage of any construction materials that are identified as hazardous and may cause soil contamination due to leakage, or emission or hazardous fumes.	for review and initiation of Hazardous Materials Storage measure to be paid within 60 days of approval of Project.		for payment and deposit of all fees, and for implementing required measures as directed.	(Hazardous Materials Division)
Sewer				
<p>19. Prior to building permit issuance, the applicant shall secure a final approval from the Land Use Program Section of Public Health for the construction of an onsite wastewater treatment system (OWTS). A complete feasibility report shall be submitted to the Land Use Program section for review and approval. The applicant may contact Patrick Nejadian at (626) 430-5390 of the Land Use Program section of Public Health with any questions, or the Calabasas District Office at (818) 880-3413. The feasibility report shall be prepared in conformance with the Department's "Onsite Wastewater Treatment System (OWTS) Guidelines."</p> <ul style="list-style-type: none"> • In areas where percolation rates exceed 5.12 gallons per day per square feet, a supplemental treatment component in addition to the conventional septic system will be required. • If a public sewer connection is available within 200 feet of any part of the proposed building or exterior drainage, all future drainage and piping shall be connected to such public sewer. • The design and installation of the OWTS shall conform to the requirements of Public Health and all other applicable regulatory agencies. If due to the proposed 	Deposit fees for implementation of MMP to the County for review and initiation of Sewer measure to be paid within 60 days of approval of Project.	Monitoring to occur prior to issuance of grading permits and during construction	Applicant responsible for contacting monitoring agencies, for payment and deposit of all fees, and for implementing required measures as directed.	Los Angeles County Departments of Regional Planning, Public Works (Land Development, Waterworks & Sewer Maintenance Divisions), Public Health (Land Use Program and Drinking Water Program Sections)

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<p>development, grading, geological limitations, required setbacks and flood or surface/ground water related concerns or for any other reasons, conformance with all applicable requirements cannot be achieved, the Department will not recommend issuance of any building permits.</p> <p>20. Prior to final approval of the onsite wastewater treatment system (OWTS), the applicant shall provide a water availability letter from the Las Virgenes Municipal Water District to the Drinking Water Program Section at Public Health assuring water connection and service. For any questions, contact Richard Lavin at (626) 430-5420 of the Drinking Water Program Division at Public Health.</p>				
Underground Storage Tanks				
<p>21. Should any operation within the subject project include the construction, installation, modification, or removal of underground storage tanks, industrial waste treatment, or disposal facilities, Public Works' Environmental Programs Division must be contacted for required approvals and operating permits.</p>	<p>Deposit fees for implementation of MMP to the County for review and initiation of Underground Storage Tanks measure to be paid within 60 days of approval of Project.</p>	<p>Monitoring to occur prior to issuance of grading permits and during construction.</p>	<p>Applicant responsible for contacting monitoring agencies, for payment and deposit of all fees, and for implementing required measures as directed.</p>	<p>Los Angeles County Departments of Regional Planning, Public Works (Environmental Programs Division),</p>
Emergency Services				
<p>22. The applicant shall participate in an appropriate financing mechanism, such as a developer fee or an in-kind consideration in lieu of developer fees, to provide funds for fire protection facilities which are required by new commercial, industrial or residential development in an amount proportionate to the</p>	<p>Deposit fees for implementation of MMP to the County for review and initiation of Emergency Services measure to be paid</p>	<p>Monitoring to occur prior to issuance of final occupancy approval.</p>	<p>Applicant responsible for contacting monitoring agencies, for payment and deposit of all fees, and for implementing required measures as</p>	<p>Los Angeles County Departments of Regional Planning, Public Works, Fire Department , Sheriff Department</p>

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demand created by this project. Currently, the developer fee is a set amount per square foot of building space, adjusted annually, and is due and payable at the time a building permit is issued. In the event that the developer fee is no longer in effect at the time of building permit issuance then this mitigation measure will be required.	within 60 days of approval of Project.		directed.	
Library Mitigation Fees				
23. The applicant will be required to pay library facilities mitigation fees at the time the building permits for the project are issued. The proposed project is located in the Library's Planning Area 7 (Santa Monica Mountains). The current mitigation fee for this area, which is adjusted annually based on changes in the Consumer Price Index, is \$808 per residential unit. Therefore, the applicant would be required to pay a mitigation fee of \$808 (\$808 x 1 residential unit). The actual fee obligation for this project may be higher because the fee per residential unit will be that in effect at the time the building permits are issued.	Deposit fees for implementation of MMP to the County for review and initiation of Library Mitigation Fees measure to be paid within 60 days of approval of Project.	Monitoring to occur prior to issuance of final occupancy approval.	Applicant responsible for contacting monitoring agencies, for payment and deposit of all fees, and for implementing required measures as directed.	Los Angeles County Departments of Regional Planning, Public Works and County Library

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Mitigation Compliance				
<p>24. As a means of ensuring compliance of all above mitigation measures, the applicant is responsible for submitting an annual mitigation compliance report to the County Regional Planning for review, and is responsible for replenishing the mitigation monitoring account when necessary, until such time as all mitigation measures have been implemented and completed.</p> <p>25. Any unused portion of the deposit in the applicant's established mitigation monitoring account, upon satisfactory completion of the mitigation monitoring program, will be refunded to the applicant.</p>	<p>Submittal and approval of annual Mitigation Compliance Report. Replenishment of Mitigation Monitoring account if necessary until such time as all mitigation measures have been implemented and completed.</p>	<p>Annually</p>	<p>Applicant responsible for contacting monitoring agencies, for payment and deposit of all fees, and for implementing required measures as directed.</p>	<p>Los Angeles County Dept. of Regional Planning</p>